



**Coy Court,
Aylesbury,
Bucks,
HP20 1JJ**

**Guide Price £219,950
Leasehold**

An immaculate two bedroom first floor apartment situated on the south side of Aylesbury. This property has generous accommodation with communal gardens and gated, allocated parking.

The accommodation comprises; communal security entrance, entrance hall, sitting room with dining area, fitted kitchen with appliances, master bedroom with ensuite shower, second double bedroom, bathroom, communal gardens and parking.

This property would make an ideal first time or investment purchase, with an estimated rental income of £1,200 pcm.

Coy Court is located within easy reach of Aylesbury town centre, where a wide range of shopping and recreational facilities are available. The property is within walking distance of local secondary schools, the town centre and mainline train station. There is also a reliable train service in to London, Marylebone with the journey on the popular Chiltern Line in just under an hour. There are strong road links with access to the M25 via the A41 dual carriageway.



Christopher Pallet

Professional advice since 1973

Approx. 69.8 sq. metres (751.1 sq. feet)




Total area: approx. 69.8 sq. metres (751.1 sq. feet)
For illustration purposes only - not to scale

Directions

Proceed out of Aylesbury on the A41 Tring Road and take a left turn into Oakfield road turn immediately left into Olivier Way and Coy Court is on the left.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewing and Contact Details



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